



Flat 1, 65 Upper Grosvenor Road, Tunbridge Wells, Kent TN1 2DZ

Guide Price £275,000 Share of Freehold

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Coming to the market with the benefit of NO ONWARD CHAIN and ideally priced for first time buyers / investment buyers this apartment is accessed via the side gate to its own front door at the rear of the property. Located in this imposing four storey Victorian Villa conveniently located within approx. 0.5 of a mile from the town centre and Royal Victoria Place, this apartment is on the garden level / lower ground floor and comes to the market in good decorative order. There is a spacious open plan reception room with a pair of French doors to the front, which is open plan to the stylish modern kitchen with quartz worktops with integrated breakfast bar, and integrated appliances. There is wood-effect flooring. There is a modern white bathroom with chromed heated towel rail. The two bedrooms are both located at the rear overlooking this apartment's own garden. This is a particular feature being the entire rear garden for this property and is landscaped with raised beds, shrubbery borders and brick paved landscaped for low maintenance. There is the added benefit of allocated off street parking on the front drive and a share of freehold makes this a particularly appealing property. We recommend an early viewing.

- No Onward Chain
- 0.5 of a mile from the Town Centre
- Own Garden
- Share of Freehold
- 2 Bedrooms
- Garden Level / Lower Ground Floor
- Own Front Door
- Stylish Modern Kitchen with Quartz Worktops
- Spacious Open Plan Reception Room
- Allocated Off Street Parking





LOCATION:

Tunbridge Wells attracts many Londoners, ex pats, and up / down sizers for multiple reasons, not least because of the proximity to London for commuters, but especially due to the vast array of good schools for all ages. The Grammar schools are a particular pull to the area, with two boys' grammars and one girls' grammar. Many of the primary schools are Ofsted outstanding and there is also a good range of independent schooling available.

Tunbridge Wells has a plethora of open spaces provided by a multitude of parks, including the best known, Dunorlan Park, with its popular boating lake and elegant vistas. Tunbridge Wells Common provides another excellent town centre vista with some landmark views of the area. To the south of the town centre lies the famous Pantiles with elegant colonnades and often hosting fairs and festivals.

For the sporting enthusiasts, there is a host of amenities including the sports centre with its large pool and indoor courts, whilst outdoor courts are available in several of the parks. There are golf, tennis and cricket clubs in the area.

The town offers two stations on Network South East, with fast trains from both Tunbridge Wells and High Brooms. Access to the A21 lies just to the east of town providing useful motorway connections.

Additional Information:

Council Tax Band: A

Leasehold Information:

The property is Leasehold with a Share of Freehold

Lease Term: 99 years from 25 March 1994

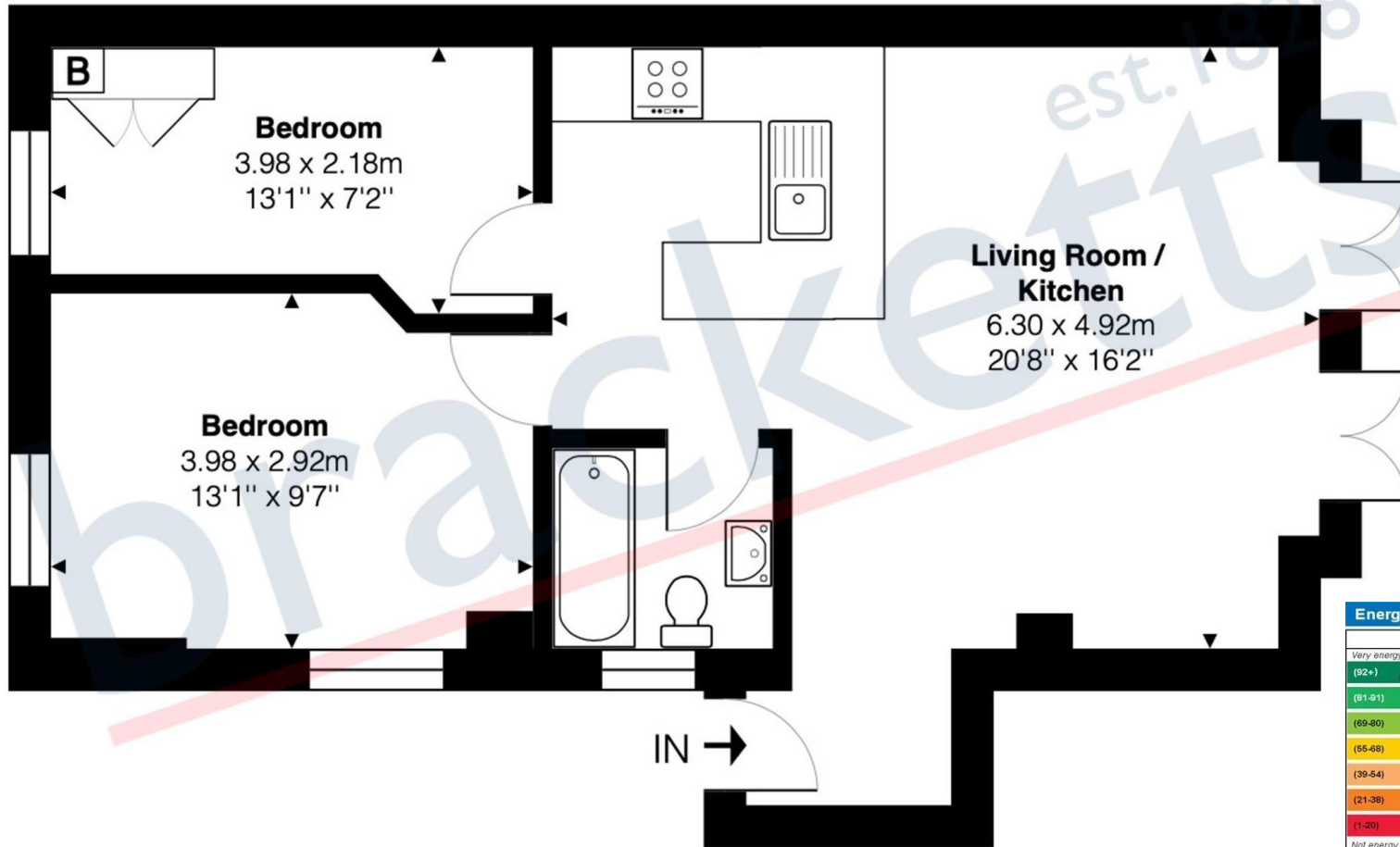
Service Charge: £350.00 per annum



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Gross Internal Area Approx 53.1 sq m / 572 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		